

FRASER VALLEY

HATZIC
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9321
EXHIBIT NO. 1005-5
DATE NOV 26 1948
FILLED BY R. A. Christie

To be completed by persons of the Japanese race having property in any administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: TSUYUKI, Itaro

HOME ADDRESS: 25 th. Ave., Whonock, B.C.

REGISTRATION NUMBER I3291 SEX: Male AGE: 48

OCCUPATION: Logger.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Sapilano Shingle Co., Hatzic

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kimiko 76/P

ADDRESS OF WIFE OR HUSBAND: 25 th., Ave., Whonock.

NAMES OF ANY LIVING CHILDREN: Yoshitsugu(M), Tanaka(F), Terue(F),
Chizuko(F)

ADDRESS OF CHILDREN: 25 th. Ave., Whonock

AGE OF CHILDREN: 12, 10, 8, 2.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: On 25 th. Ave., Whonock - 8 lot. 20 acres.
Mun. of Maple Ridge, Dis. of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storey frame dwelling house
3 rooms. Bath house, woodshed.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance with
Tanaka & Co. 400 Blk. Powell St., Vancouver, B.C.

4. TAXES (Amount and where payable) Abt. \$25.00, payable at Maple Ridge. 1941 pd.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner & family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, Potatoes
Fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1, No. 1.

2. LANDLORD'S NAME AND ADDRESS.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

4. STATE WHEREABOUTS OF LEASE.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS. Already registered by wife in wife's name.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: As stated on Page 1
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
No bonds. NONE
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 16th day of May, 1942.

(Signature)

J. Tsingukis

T. D. McLean

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE August 24, 1943

Our File No. 9321

Full Name TSUYUKI, Itaro
(Surname in Block Letters)

Registration No. 13291 Male - Female
(Check) Age Dec. 27, 1893

Former Address R.R.#1, Whonnock, B. C.

Date Evacuated 25/7/42 Naturalized - Canadian-Born - National
(Check)

Present Address Lemon Creek, Slocan, B. C.

Married - Single
(Check) Name of Wife SEKIMURA, Kimiko #13486

Name of Husband _____

nee

Name of Mother (IWAMOTO) Yuki (Dec'd) Name of Father Kotar (Dec'd)

Names of Children under 16 See over

Requested by D.M. Choje Registered with Custodian
(Yes or No)

Additional Information Logger & farmer. Owner of 20 acres & bldg.

[illegible]

File No. 9321.

CLAIMS DEPARTMENT

February 4th, 1944.

Itaro TSUYUKI - Reg. No. 13291.

CREDITORS:

1.	Isamu UJIMOTO (F. 11404)	\$22.41
2.	Dr. G. Morse	10.35
3.	Maple Ridge Co-op. Produce Exchange	46.00
4.	Union Fish Co. Ltd.	102.87

DEBIT BALANCE as at Feb. 4./44 - \$12.00

NOTE: No claims on TSUYUKI's wife's file No. 9618.

/DE

9321
\$23.43 Cr
11-5-44

MEMORANDUM

File Nos: 9321
9618

February 6th, 1945.

TO: The File

FROM: Mr. Anderson

Re: Itaro & Kimiko TSUYUKI
CHATELS

I visited this property on February 2nd with a view of liquidating the chattels inventoried as being on the property. However, all articles of any value are missing with the exception of an old boiler which is of no use except for scrap.

The property appears to have been vacant for sometime and the back door was wide open.

W. Anderson

WEA:OH

File No. 9321

STATEMENT OF ACCOUNT
Itaro ITADUKI - Recn. No. 13291

5th August, 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent June 8, 1944.		\$395.50	
1945				
Apr. 23 1947	Legal fees in connection with sale of property	\$15.00		
May 2	Cheque to Itaro Tsuyuki	198.87		
June 27	Cheque refused and returned		198.87	
Sept. 9	Settlement of claim, Maple Ridge Co-op. Produce Exchange	<u>46.00</u>	<u> </u>	
		\$259.87	\$594.37	\$334.50

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 9321

MUNICIPALITY: MAPLE RIDGE, B.C.

Date: 1st Dec 1942

NAME: TSUYUKI, Itaro (Mr.)

REGISTRATION NO.

ADDRESS: 3097-8th. Rd. Whonock, B.C.

PROPERTY:

ACREAGE: $\frac{3}{4}$ cleared.

KIND OF CROPS: Strawb. & fruit trees & small patch of raspb.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 storey

VACANT: X

OCCUPIED:

DESCRIPTION: Frame-boarded inside

ROOF: Shakes

SIZE: 26'x32'

NO. OF ROOMS: 3

CONDITION: Good

OTHER BUILDINGS: Woodshed-24'x24'; Chickenhouse-6'x10';
Bath-house-6'x8'; Packing shed-6'x8'.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: None

ON:

OFF:

LIGHT: None

ON:

OFF:

REMARKS: Window of pantry in rear found broken. Leak in roof of pantry.
Doors & windows locked & nailed. House seemingly broken into.
Protection poster affixed.

INVENTORY OF CHATTELS LEFT ON PROPERTY: Listed on Mrs. Kimiko TSUYUKI,
wife, Reg. No. 13486, our file # ~~9321~~.

Signed:

T. J. Williams

W. H. Logan

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 9321

Reg. No. 13291

506 Royal Bank Building.

Vancouver, B. C.

JUN 8 1944

Mr. Itaro TSUYUKI,
Leach Creek,
Slocan, B. C.

Dear Sir:

Re: 25th Ave., Whonnock, B. C.
Lot 8 of the North Half of Section 2, Township 12,
Map 1208, District of New Westminster, C. of B. 50114.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 426.00
Add:	
Unexpired insurance premium as at January 1st, 1943	11.45
	<u>\$ 437.45</u>
Less:	
Tax arrears to December 31st, 1942	\$ 26.95
Registration fee	3.00
Encumbrance—Principal	
—Interest	
	<u>\$ 29.95</u>
Net proceeds of sale	<u>\$ 407.50</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,

Director.

CR. 1394.50

1963		Debit	Credit	Balance
Jan. 1	Balance brought forward	813.00		813.00 Dr.
	Credit re Sale of Property		407.50	
	Land Registry Office C. of E.	1.00		
Nov. 29	Date of Mailbox		2.00	
		814.00	819.50	

9321
13291

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BG/189P
File No. (JL-160)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

TOSUYUKI, Haro

Dear Sir:-

Re: Lot 8 of the N¹ of Section 2,
Township 12, Map 1208.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate Certificate of Title No. 169886-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 23,559.85, in favour of The Secretary of State, forwarded to you and dated March 22nd, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 426.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ 26.95 ✓
Amount paid to Secretary of State -	\$ 399.05 ✓

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate herewith and return it to me.

Yours truly,

W.K. Chandler
W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

MAY - 4 1944
Date

Solicitor for
The Secretary of State

EXHIBIT No. 1303-6DATE NOV 26 1948

FILLED BY

REAL PROPERTY SUMMARYA. A. Christie

JAPANESE NAME: Itaro TSUYUKI Reg. No. 13291 File No. 9321.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/189-P First Offer.

PROPERTY ADDRESS: 8th Road - 25th Avenue, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 8 of the North $\frac{1}{2}$ of Section 2, Township 12, Map 1208, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Itaro TSUYUKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24661.

ASSESSED VALUE: Land \$500.00 Taxes \$23.55.

CLASSIFICATION: This is a very small fruit farm with dwelling and out-buildings. The Custodian's representative reported on 1st December, 1942, that this property had an area of 20 acres of which only a small portion was cleared and planted to the following crops: strawberries, a small patch of raspberries, some potatoes and fruit trees. 1 - 1 storey 3-room dwelling 26'x32' in good condition. 1 woodshed 24'x24'. 1 chicken house 6'x10'. 1 bathhouse 6'x8'. 1 packing shed 6'x8', while Itaro TSUYUKI declared on his JP Form signed 16th May, 1942, that he had a 1 storey 3-room house. 1 bath house and 1 woodshed which was corroborated by the Custodian's representative. He was assessed for land only by the Municipality. Evidently he forgot to take out a building permit.

HISTORY OF ADMINISTRATION: This property was apparently left vacant until after the beginning of 1943 when a deposit for rent in the sum of \$24.00 was paid in by a Mrs. E. Wendland.

SOLD: To The Director, The Veterans' Land Act for \$426.00 as at January 1st, 1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Itaro TSUYUKI as at May 10th, 1944, against which were the following charges: Registration Fees-\$3.00, Legal Fees-\$15.00, Tax Arrears \$26.95 = \$44.95, leaving a net credit of \$381.05 from said transaction.

Adjustments as at the 1st January, 1943, to the amount of \$11.45 being Purchaser's share of unexpired Fire Insurance Premium were placed to Itaro TSUYUKI'S credit.

The following Fire Insurance Policy:
North West Fire Insurance Co., Policy No. 205946 - \$650.00, covering the 1 storey dwelling, was transferred to The Director, The Veterans' Land Act.

Act.

Page 2.

File No. 9321.

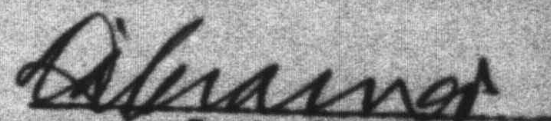
In view of the 1943 rents having been collected by the Custodian, vis., \$24.00, a cheque for same was issued to The Director, The Veterans' Land Act November 17th, 1943.

Certificate of Title No. 169886-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance with information on file.

December 28th, 1946.

DAC:JS


D. A. CRAMER.

Farm Appraisal ReportFile No. JL-160Land Description Lot 8 of D.L.432 of Sec.2, Map 1208, N.W.D.Containing 20 AcresOwner's Name Itaro TUSUYUKI Post Office Address R.R.#1, Whonnook, B.C.Nearest Rail Point Whonnook - C.P.R. Distance 2½ milesMarket Town New Westminster, B.C. Distance 27 "Church (give denomination) Protestant - Whonnook, B.C. Distance 2½ "Nearest School Public School - Whonnook, B.C. Distance 2½ "State how property was identified: Two corner posts located and map & road check.

Roads: State whether property has access to main road, the kind of road and its condition.

No. 8 road opened, but very poor - gravelled.Is this district a good one? No.Employment opportunity Poor.Predominating Nationality and religion: British, Protestant, Japanese & Finns predominating.Describe Fencing and its condition: Nil Value \$Water supply: From good all year round creek. Value \$BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 34	Frame	10'	Shke.	5	Cedar blks.	Fair	200.00
Wood shed	24 x 30	Pole & Shk	10'	"	5	Ced. poles on ground	"	25.00
BARN	x							
Hen House	5 x 12	split ced.	8'	"	3	Posts	Poor	nil
BARN	x							
Bath Hse.	9 x 12	Frame	9'	"	5	Cement	Fair	25.00
GRANARY	x							
	x							
	x							
	x							

Electricity not available except by bringing it from #6 Road - 1320'.

Total present day value \$ 250.00Total Value Buildings add to farm House and outbuildings \$ 200.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House lined with wood panelling in fair order.Describe the basement and chimneys: No basement; 1 Brick on cement block.No. rooms downstairs? 3 Upstairs? nil How finished wood linedAre buildings painted? No. Condition of paint -Distance from nearest bush 75' nearest bush.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.87	Undulating	10" gravelly loam	clay	Strawberries, Raspberries, & Asparagus. (all 1st year)	50.00	43.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
19.13	Undulating	10" grav. loam	clay	Lt. bush to heavy bush - some fire- wood and cedar poles.	100. to 200.00 per acre	10.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 234.80

Total added by buildings to value of farm \$ 200.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ -

Total value of farm \$ 434.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Owner away; saw wife and son of 12 years; moved onto property from Haney after a fire there 5 years ago and has had to work out and has only small acreage cleared to date.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Practically a bush farm with very small clearing; suitable land, when cleared, for small fruit and poultry.

Noxious weeds:

Some thistles in new clearing.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Maple Ridge Municipality - Haney, B.C.
Land assessed at - \$500.00.
Improvements - nil 1942 Tax - \$23.55)
Arrears-1943 " - \$24.55)

Date: 27th May 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 26th day of May 1942.

Inspector's Signature

"L.B. PLUMBLY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

J1-160 - I. TUSUYUKI

Remarks:

This property has been used by owner as a place to work out from and is all bush except .87 acres; very isolated & rising gradually to the North, and becoming more gravelly at the back of the holding.

Owner was away at Hastings Park, and his family ready packed up to move at a moments notice; no arrangements made for rental or sale, and family storing all their belongings in house and leaving key with a neighbouring white farmer.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

Some 25 apple and plum trees planted along edge of line(3 yrs.old)

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

.37 aca. Strawberries - 1st & 2nd yr. planting \$

.12 " Asparagus - new planting \$

.23 " Raspberries - " " \$

.15 " Building site and garden. \$

.87 " \$

Balance Bush. \$

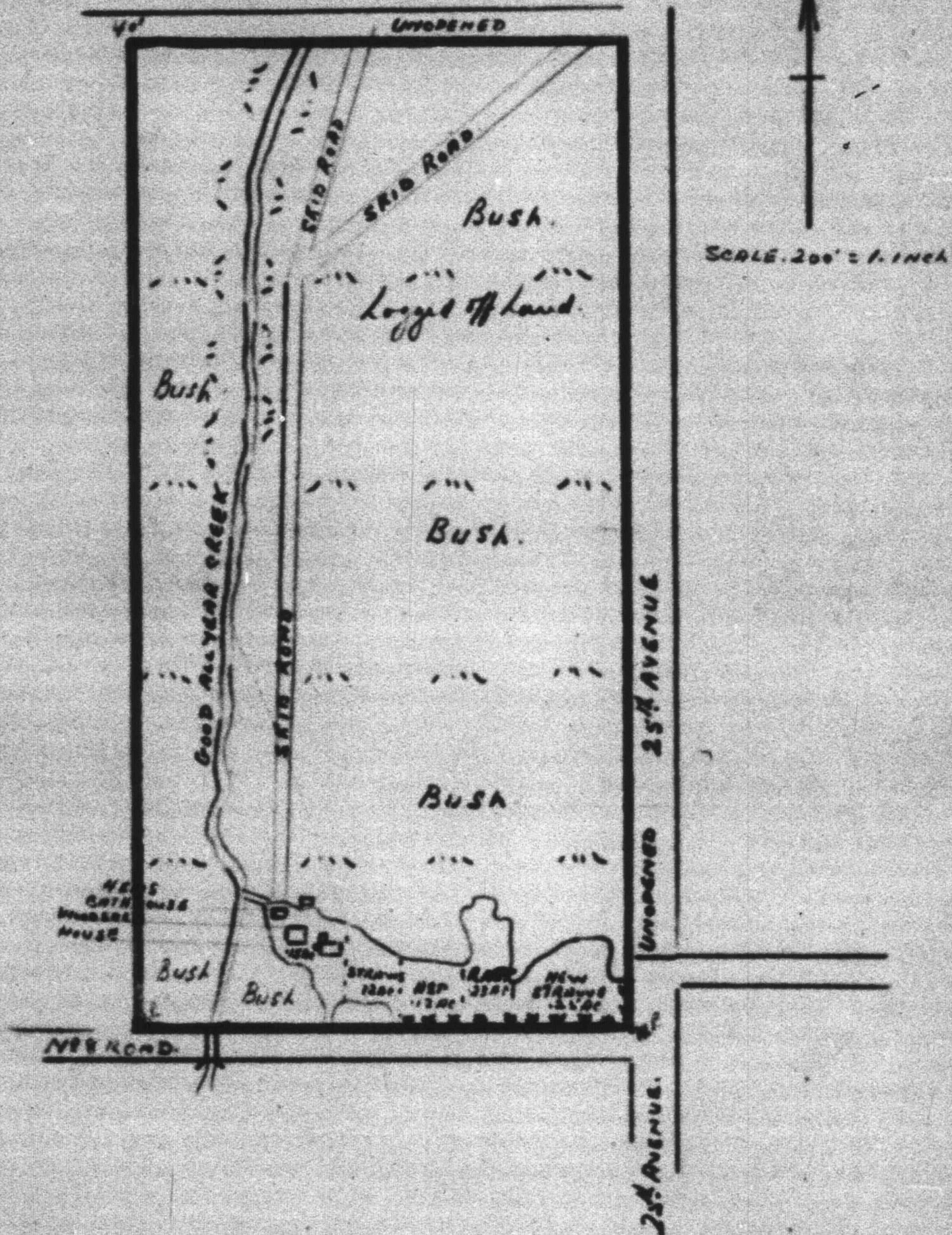
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

ITHRO. TUSUYUKI

Lot 8 of D.L. 432 of Dec 2, 1941/200 N.W.1.D



Following careful review of this appraisal report, it is my opinion that the present value is \$ 400.00

Date 1st June 19 42.

"I.T. BARNET"

District Superintendent.

July 15, 1942,
Hastings Park.

ADDITIONAL REGISTRATION

Tsuyuki Itaro (Reg. No. 13291) R.R. No. 1,
Whonnoek, B. C.

I am now in Hastings Park, but my wife and four children still remain on my farm. If my family is evacuated, it is my intention to lock the house and allow it to remain empty. The key will then be surrendered to the Custodian.

SIGNATURE.

Tsuyuki Itaro

WITNESS.

W. M. Lypain

9321.

August 22, 1942.

The North West Fire Insurance Co.,
c/o McGregor, Johnston and Thomas,
414 W. Pender St.,
Vancouver, B. C.

Attention Mr. Gavin

Re Policy No. 199845

Dear Sir:

Kindly renew the above numbered policy
on August 24th.

Cover the dwelling for \$650.00, household
effects nil. This, as in former cases is to be
written in the name of the Secretary of State of
Canada acting in his capacity as Custodian. You
will kindly add the Vacancy permit as formerly
requested.

Please send us the Policy along with
statement covering the amount of premium due.

Yours truly,

S. M. Gibson,
Manager, Insurance Department.

SMG/P.

9321
Life this phase

C O P Y.

OFFICE OF THE CUSTODIAN

Japanese Section

Fraser Valley Protection

Report on Conditions Prevailing in the Maple Ridge & Mission Area

Having visited a number of farms we found that while some tenants are endeavouring to use them to the best advantage others are seemingly not making any effort to cultivate the land. This, we believe, is due in no small measure to the lack of a sense of responsibility consequent with ownership. Also, there is undoubtedly a spirit of uncertainty and confusion due to the lack of a definite policy on the part of this office and the Soldier's Settlement Board. For instance, some farmers have reported to us that an application for a lease for another year has been made but up to the time of writing they had not received any intimation as to whether this will be granted or not.

Compared with last year we would say that many of the farms have greatly deteriorated.

Of the 5 farms visited and reported on this week we found that the following 3 had been broken into:-

(F.#7003) TSUYUKI, Tokutaro: Reg.No.13931. 2932-15th Rd., Haney.

A shack at the rear of this property and occupied by a friend of Mr. TSUYUKI was broken into and ransacked. Only a few chattels were left:- 1 dresser, 2 chest of drawers, 1 bed. The new tenant, Mr. W.T. Scott, has boarded up the door and window.

(F.#9321) TSUYUKI, Itaro: Reg.No. 3097-8th Rd., Whonnock.
(wife of the above-TSUYUKI, Kimiko: Reg.No.13486.

Window of pantry at rear of house found broken and signs of someone having entered and ransacked the house. Only a few chattels left. Boxes were found littered all over the floor.

(F.#12227) SAKOH, Bunjiro: Reg.No.13089. 4169, Moss Rd., Mission.

Window casing of front window torn off and part of window taken out and house entered. Tenant, Mr. A. Davidson, has repaired the window and doors and windows are locked and nailed.

Signed: "W. T. Williams"
"H. J. Logan"

4th Dec. 1942.

ESTABLISHED
1869

The **MUTUAL LIFE**
Assurance Co. of Canada

CLAIMS
DEPARTMENT

HEAD OFFICE
WATERLOO, ONTARIO

May 16, 1945.

Department of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 19 1945
File No.	9321
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs:-

Re: Our Policy No. 352,802
Itaro Tsuyuki - Lemon Creek, B.C.

Our above numbered policy on this life matured on the 4th of May 1945. This contract was for a face amount of \$1000.00 plus dividends of \$12.40. However, premium loan indebtedness has reduced the proceeds to \$78.18.

Before settlement can be made we require return of the policy contract which our Vancouver office is arranging to obtain from the assured. Kindly inform us if it will be satisfactory if we issue our cheque payable to the order of the assured as soon as the policy has been received.

Yours very truly,

Claims Department,

JSC/J

per *[Signature]*

cc Blev. 380.50
Claims 18/63.

9321

5th August, 1947.

REGISTERED

Mr. Itaro TSUYUKI,
Registration No. 13291,
c/o Spruce Falls Pulp & Paper Co.,
Camp 32,
Opasatika, Ontario.

Dear Sir:

We have received no reply from you to our letter
of the 27th June, regarding claims filed against you.

Isamu UJIMOTO	\$22.41
Dr. G. Morse	10.35
Maple Ridge Co-op. Exchange	46.00
Union Fish Co. Ltd.	102.87

If we do not hear from you by the 31st of this month
we will presume that these claims are correct, and settlement
will be made from your account at this office.

Yours truly,

Office of the Custodian.

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT OF RECEIPT AVIS DE RÉCEPTION	
This side to be filled in by office of origin Le recto est à remplir par le bureau d'origine		EVACUATION 5	
REGISTERED ARTICLE Exemplé recommandé		Rec'd AUG 20 1947	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de		File No. 17566	
DATE	UNDER NO. 17566	RETURN TO Custodian of Enemy Property,	
ADDRESSED TO: Mr. Itaro TSUYUKI		Royal Bank Building,	
Reg. No. 13291		Hastings & Granville Street,	
Spruce Falls Pulp & Paper Company,		Vancouver, B.C.	
AT Camp 32,		STREET AND NUMBER	
OPASATIKA, Ontario.		PLACE OF ORIGIN OF REGISTERED ARTICLE	
MB-350M-6-2-45		CANADA	
		(1) IN PRINTED CHARACTERS	
		En lettres moulées	

EVACUATION SECTION	
Rec'd	SEP 2 1947
File No.	9321
Ans.	<i>V. J. Allen</i>
Deferred	

506 *Wright Park Bldg.*
Frankings & Granville,
Winnipeg, B.C.

W. J. Allen
Comp 32,
Quebec, Ont.,
Aug. 24, 1947.

Dear Sir:-

We have received your letter recently. We will pay the savings ourselves. The money for the doctor, (Dr. money) will be sent later. You won't need to worry about the rest of the things.

Yours truly,
Ito & Tsyuki

9321

26th September, 1947.

Mr. Itaro TSUTUKI,
Regn. No. 13291,
% Spruce Falls Pulp & Paper Co.,
Camp 32,
Opasatika, Ontario

Dear Sir:

We acknowledge receipt of your letter of the 24th August, and note your intention to make settlement of your debts direct.

We wish to advise however, that as the Maple Ridge Co-operative Exchange is in the process of liquidation, and your account was the only one still outstanding, we have made payment to them in full of the \$46.00 owing by you from your account at this office.

Yours truly,

OFFICE OF THE CUSTODIAN.

/RA

6/7A
9321 ✓

September 9, 1947.

Messrs. P. S. Ross & Sons,
Chartered Accountants,
411 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Itaro TSUYUKI
Registration No. 13291

We wish to advise you that we have transferred
from the account of the above-mentioned in this Office,
the sum of \$46.00, in full payment of claim against him,
filed by you on behalf of the Maple Ridge Co-operative
Produce Exchange.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

9321

5th August, 1948.

REGISTERED

Mr. Itaro TSUYUKI,
Regn. No. 13291,
c/o Spruce Falls Power & Paper Co.,
Crow Creek,
Kapuskasing, Ontario.

Dear Sir:

Re: Lot 6 of R₂, Sec. 2, Twp. 12,
Map 1208, Mun. of Maple Ridge, D.R.W.

For your information we are enclosing herewith copy
of the Soldier Settlement Board Appraisal of real property which
was sold by the Custodian, in regard to which you have filed a
claim with the Commissioner.

Yours truly,

Office of the Custodian.

HA
Encl.

Crow Creek,

Opasatika, Ontario

EVACUATION SECTION	
Rec'd	SEP 8 1948
File No.	9321
Ans.	✓
Referred	

Sept. 5th 1948

Department Of Secretetary Of State
Office Of The Custodian

FILE No. 9321

Dear Sirs :

I have received your letter . I disagree on some of the Farm Appraisal Report

You have stated ----- Total Value Building ----- ~~\$100000~~ (200.00) Dollars

I would be much obliged if you can make an check up it Please.

Please let me know at your earliest Convenience.

Yours Truly,

Itario Tsuyuki
Son (George Tsuyuki)

George Tsuyuki

9321

14th September, 1948.

Mr. Itaro TSUYUKI,
Regn. No. 13291,
Opasatika, Ontario.

Dear Sir:

Replying to your letter of the 5th September, we wish to state that the figures supplied to you in our letter of the 5th August, were the appraisal figures of the Soldier Settlement Board.

Any objection you may wish to make should be made to the Commissioner when your claim comes up for hearing.

Yours truly,

M.L. Brown,
Office of the Custodian.

MLB:HA

EVACUATION SET T
 Rec'd. DEC 14 1948
 File No. 9321
 Arts
 Ontario

Crow Creek
 Opasatika Ontario

Department of Soc. of State December 10 1948
 Office of the Custodian
 Vancouver, B.C.

FILE No. 9321

Dear Sirs,

I have spoken to the Lawyer from
 Toronto about our house situation.

He told me that at your office
 you have a cheque for us.

I would be much obliged if
 you will send it to us at your
 earliest convenience.

RETURN ADDRESS
 ITARO TSUYUKI
 CROW CREEK
 OPASATIKA, ONTARIO

Itaro Tsuyuki
 Goshi Tsuyuki (son)
 ITARO TSUYUKI

334-50

9321 & Int. 124

17th December, 1948.

Messrs. P.S. Ross & Sons,
Chartered Accountants,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Union Fish Company & Itaro TSUYUKI

Some time ago you filed a claim on behalf of the Union Fish Company for \$102.87 against the above Japanese. Please be advised that Mr. Tsuyuki has stated that he will make settlement of this claim direct.

Should you wish to contact him, his present address is Crow Creek, Opatika, Ontario.

Yours truly,

Office of the Custodian.

HA

11404 & 9321

17th December, 1948.

Mr. Isamu UJIMOTO,
Regn. No. 13750,
Magna Bay, B.C.

Dear Sir:

Re: Itaro TSUYUKI - Regn. No. 13291

Some time ago you filed a claim for \$22.41 against the above Japanese. Please be advised that Mr. Tsuyuki has stated that he will make settlement of this claim direct.

Should you wish to contact him, his present address is Gros Creek, Opasatika, Ontario.

Yours truly,

Office of the Custodian.

HA

9321

17th December, 1948.

Dr. G. Morse,
Honey, B.C.

Dear Sir:

Re: Itaro TSUYUKI - Regn. No. 13291

Some time ago you filed a claim for \$10.35 against the above Japanese. Please be advised that Mr. Tsuyuki has stated that he will make settlement of this claim direct.

Should you wish to contact him, his present address is Crow Creek, Opatika, Ontario.

Yours truly,

Office of the Custodian.

HA

9321

17th December, 1948.

Mr. Itaro TSUTUKI,
Regn. No. 13291,
Crow Creek,
Opasatika, Ontario.

Dear Sir:

As requested in your letter of the 10th December,
we enclose herewith Custodian cheque in the amount of \$334.50
which sum represents your full credit balance at this office
as shown on the attached statement of your account.

The following claims filed against you are still
outstanding:-

Isamu UJIMOTO, Magna Bay, B.C.	\$22.41
Dr. G. Morse, Naney, B.C.	10.35
Union Fish Co. Ltd.	
c/o Messrs. P.S. Ross & Sons	
Royal Bank Building,	
Vancouver, B.C.	<u>102.87</u>
	\$135.63

We have advised your creditors that they may expect
settlement from you shortly.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

Office of the Custodian.

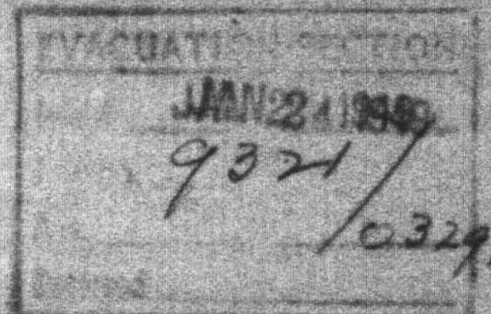
HA
Encls. 2 (cheque)

Crow Creek ,

Opasatika, Ontario

Jan. 5 1949

Maple Ridge Co-operative Produce Exchange
Haney, B. C.



Dear Sirs;

I am enclosing this Certifies prove that I am a shares
holder of this Co-operation. I now wish for my refund on it.
I would be much obliged if you would give me a reply at your
earliest convenience.

Thank you.

Yours truly,

Itaro Tsuyuki

Jan. 24/1949

Received Certificate

No. 780 for 10 shares
C.H.R.

for son Yosh Tsuyuki

Cancelled for debt.

January 24th, 1949

Mr. Itaro TSUYUKI,
Reg. No. 13291,
Crow Creek,
Opasatika, Ontario.

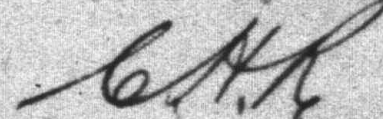
Dear Sir:

We beg to acknowledge receipt of your letter of the 5th instant enclosing certificate 780 for 10 shares of Maple Ridge Co-Operative Exchange.

These shares were cancelled by the Maple Ridge Co-Operative Exchange in 1943 and the proceeds applied against the amount owing by you to that Company in 1942. You owed the Co-Operative \$56.00, this was reduced in 1943 by \$10.00, the proceeds of the above shares, and the balance of \$46.00 was paid from your account on September 10, 1947.

The certificate has been held at this office for cancellation.

Yours very truly,



C. H. Reed
Office of the Custodian

CHM:DK

Crow Creek,
Opasatika, Ontario.
Febuary 27 1949.

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

Dear Sirs;

Replying to your letter on January I have appreciated your work very much. My lawyer and I are having a little confusion at the present moment at Toronto so I have decide to hold everything for awhile.

File No. 9618 Reg. No. 13486

Referring to my file, I must have two files at your office. I would be much obligued if you would write to me another account on Mrs. Itaro Tsuyuki's file

Protection Department
Mr. H.F. Green

*Return postage
enclosed.*

Thank You.

Yours truly,
Itaro Tsuyuki.

per George Tsuyuki son

George Tsuyuki

EVACUATION SECTION	
Rec'd	MAR 3 1949
File No.	
Ans.	
Referred	

9321

5th March, 1949.

Mr. Itaro TSUYUKI,
Regn. No. 13291,
Crow Creek,
Opasatika, Ontario.

Dear Sir:

We acknowledge receipt of your letter of the 27th February, and would advise that you have only one file at this office, No. 9321, but we have a file, No. 9618, in your wife's name, Kimiko TSUYUKI.

We have searched both these files to find the letter which you referred to, dated January 1, and as we cannot find one, would you please let us have a copy of the letter to which you refer, so that we may be in a position to understand your enquiry.

Yours truly,

Office of the Custodian.

HA

9321

March 8, 1949.

Mr. Itaro TSUYUKI,
Reg. No. 13291,
Crow Creek,
Opasatika, Ontario.

Dear Sir:

There is a current account in the Japan and Canada
Trust Savings Company with the sum at credit of \$1.25, in the name
of Itaro TSUYUKI.

This money may belong to you, but the last transaction
given is dated February 22nd, 1938, and as we have no means of
deciding to whom this money belongs, would you please advise us if
this money is yours, and give us all the particulars you can in order
that we may transfer this amount to your account.

Yours truly,

CHR/fm

C. H. Reed,
Office of the Custodian.

Crow Creek,

Opaatika, Ont.

March 14, 1949.

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

EVACUATION SECTION	
Rec'd	MAR 17 1949
File No.	9321
Ans.	
Referred	

Dear Sirs;

I appreciated your work very much. I realize now that you have one file. Mrs Kimiko TSUYUKI's households is with mind. They are all under file no. 9321.

Thank You.

Yours truly,

Itaro Tsuyuki,

per George Yoshi Tsuyuki (son)

George Yoshi Tsuyuki

Crow Creek,

Opasatika, Ontario,

April 3rd 1949.

Department of the Secretary of state

Office of the Custodian

Vancouver, B. C.

EVACUATION SECTION	
REC'D	APR 7 1949
File No.	9521
Ref.	Red

Dear Sir;

Referring to your letter about current account in the Trust Saving Company . I was very pleased to hear about it . This Money belongs to me . Their is only one Itaro Tsuyuki in Canada.

I would be much obligued if you could send it to me or transferre it to my account at Imperial Bank at Kapuskasing in Ontario

Thank You.

Yours very truly,

Geo. Tsuyuki
Itaro Tsuyuki
Geo. Yoshi Tsuyuki (son)

DEFENCE BRIEF

Itaro TSUYUKI

File "o. 9321

Case No. 1303

Toronto, Ontario.
November 26, 1948.

V.L.A.
A 11/13

REAL PROPERTY CLAIM

1.
Claim

\$3500.00 -

Appraised at

\$434.80

Sold for

\$426.00 -

(a) Witness: L.B. Plumbly, Appraiser

A 20 acre property of which .87 acres cleared and planted.
The balance in light to heavy bush, with some firewood and
cedar poles. The buildings consist of 24 x 34 frame
dwelling in fair repair, 1 woodshed, 1 hen-house and bath-
house in fair to poor repair.

Submission: "It is submitted that this land was sold at its
fair market value."

Defence Witness

L.B. Plumbly ✓

Where Required

1 (A)

MLB:HA ✓

IN THE MATTER OF THE "ENQUIRY ACT"
REAL ESTATE STATUTES OF CANADA 1907, CHAPTER 22,

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

MR. JUSTICE, JUDGE W.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 26, 1942.

IN THE MATTER OF THE CLAIM OF
HARU FUJIMORI

PROCEEDINGS AT HEARING

APPEARANCES:

H.A. CHRISTIE, Esq., B.A.,

appearing for the
Dominion Government,

F.A. BROWN, Esq.,

appearing for the
claimant,

A. SMITH, Esq.,

Secretary,

H.J. HENDERSON, Esq.,

Official Interpreter,

A.S. WATSON, Esq.,

Official Reporter.

I. Torgaki,
Def. Ex.

THE COURT: the witness herein, being first duly sworn, testified through the interpreter, as follows:

EXHIBIT EXAMINATION BY MR. BROWN:

Q. Your claim is in respect to a farm property at Waukegan, Ill.?

A. Yes.

Q. I have here a document entitled Real Estate Farm Land. Is that your signature?

A. Yes.

Q. And are the statements in here correct?

A. Yes.

MR. BROWN: I submit that as Exhibit 1.

(PARTICULARS OF REAL ESTATE FARM LAND,
DATED JANUARY 1937.)

MR. CHAIRMAN: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT, DATED JANUARY 1937.)

MR. BROWN: Q. You bought this property at a Tax Sale in 1937. Is that right?

A. Yes.

Q. And when you bought it none of the land was cleared at all? A. No. It was all brush.

Q. And you proceeded to clear and to cultivate two acres. Is that right?

A. Yes.

Q. And put in 500 feet of ditching?

A. Yes.

Q. And you cultivated the two acres with strawberries, raspberries, raspberries and fruit trees?

A. Yes.

Q. And you also built a house on the property?

E. T. T. T. T.
12-22.

1 Is that right?

A. Yes.

2 Q. And a workshop, a kitchen and a bathroom.

3 A. Yes.

4 Q. And a bath house?

A. Yes.

5 Q. Now, did you have the house insured?

6 A. When I first built the house I insured it
7 for \$500., but then when I finished the inside and
8 built a brick chimney and so forth it was increased to
9 \$2,000.

10 Q. You have not got that policy?

11 A. No. It has been lost. My wife died last
12 year and in going through the various papers I found
13 that some were there and some were missing. This
14 policy was one of the papers which was missing.

15 Q. Was the policy issued by the Northwest Fire
16 and Insurance Company, the same company which issued
17 the original policy?

18 A. It was the same company.
19 I know it as the Tansha Insurance.

20 Q. They were the agents, I believe. You do not
21 know which insurance company issued the policy?

22 A. No. I just understood it was the Tansha
23 Insurance Company.

24 Q. And the total amount which covered the
25 house, the buildings and their contents was \$2,000.

26 Is that right? A. Yes.

27 Q. And the original policy was for \$500, with
28 the building and contents?

29 A. At that time it was not, the house was not
30 finished inside and it had not a brick chimney. That
was why it was cheaper, at first.

I. Carroll,
Ex. 101

Q. The only difference between the situation when the first policy was taken out and the second was the destruction of the buildings. Is that right?

A. Yes. That is correct.

Q. I notice that there is a discrepancy between your own claim and the report of the appraiser. He says there were .37 acres in strawberries, first and second year standing.

THE SUB-COMMISSIONER: Which would be about one-third of an acre.

MR. HERVIN: Q. Which would be one-third of an acre, whereas your claim says that there is one and one-quarter acres. Which is right. Can you tell us about that?

A. There was an acre of strawberries, at least.

Q. The appraiser says that there were only .37, a little less than an acre cultivated altogether, that is, including the strawberries, the asparagus, the raspberries, the building site and garden; less than one acre, and you have two acres. Is that right?

A. No. That is not so.

THE SUB-COMMISSIONER: Q. You had fire insurance on your house?

A. Yes.

Q. \$5,000? A. Yes.

MR. HERVIN: He has explained --

THE SUB-COMMISSIONER: Q. Where did you get that insurance?

A. It was taken out at the house by an agent of the insurance company.

J. Russell
Hirsh

Q. Did you go to the agent to ask for insurance
or did he come to you? A. He came to me.

Q. All right, Mr. Brown.

MR. BROWN: Q. Now, I see you are claiming
\$400 for the value of timber on the land. What timber
was there and how do you arrive at that value?

A. There was Douglas fir there. I estimated
that there was enough for 300 cords of wood. I estimated
there was enough wood for 300 cords and at \$5.00 a cord,
it would be 1500 dollars (also).

Q. You are allowing something off.

MR. SUB-PROSECUTOR: Q. It would be only 300.

A. Therefore I am charging I am claiming \$400.

Q. Well, then, you speak of timber. Was the
wood just big enough for cordwood? Was there nothing
bigger than that?

A. Yes. They consisted of, there were some big
Douglas firs there and including all that I am just
claiming \$400.

Q. That is all, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form, dated May 14,
1942. Whose signature is that?

A. Yes; it is mine.

MR. CHRISTIE: I file this J.P. Form as Exhibit 3.

(J.P. FORM, MARKED EXHIBIT NO. 3)

And I would like to file now the certificate of
insurance, as Exhibit 4.

(CERTIFICATE OF INSURANCE, MARKED EXHIBIT NO. 4)

I. Simpson,
Q. 10.

Q. Did you have any other occupation besides that of a logger?

A. I used to go working as a lumberman sometimes, as a logger, sometimes, and also worked at a greenhouse, in greenhouse.

Q. How much time of the year would you spend as a logger?

A. Two months.

Q. How much? A. About two months.

Q. And how much at this greenhouse work?

A. After I bought the place I did not work in the greenhouse outside any more. I just used to work for about two months a year logging.

Q. What net income would you make from this farm?

A. It was a fairly new farm and I think about \$200. would be the net.

Q. That would be the net income. In regard to this house you said you paid \$200. for labour in building it. To whom did you pay that money?

A. I am a carpenter and that is the estimate of my own labour.

Q. You have on your own labour \$200. and you say you paid for labour \$200. Now, I want to know when you employed a carpenter, to whom you paid that money?

A. That is a mistake. It was not my intention to pay about \$200. for somebody else's labour. I did it all, myself.

Q. This is a three-room frame building?

A. Yes.

Q. And of what kind of lumber was it made?

A. Douglas fir.

I. TAYLOR,
GR. 22.

Q. Douglas fir? A. Yes.

Q. And was it on posts? A. Yes.

Q. And the appraisal says there was no basement.

Is that correct? A. No.

Q. I have a note here that there was an insurance policy in the Northwest Fire Insurance Company, No. 22222, for \$500. This property was sold sometime in 1943. I wonder if you are not in error about \$2,000 on this type of building? I mean, I cannot explain it. This is just a notation I have here. It seems to me a large amount for the size of the place and the type of building.

THE SUB-COMMISSIONER: It would look as if when this was sold this portion was transferred to the Soldiers' Settlement Board from any notes I have. It does not look like a new one taken out.

THE WITNESS: No, there was no mistake; it was for \$2,000.

THE SUB-COMMISSIONER: Q. All in one policy?

A. No. The first one was for \$500, and I paid it for the second one, but before I was able to conclude the arrangement the war had broken out. If you investigated once again at the insurance company it should be clear.

MR. CHRISTIE:

Q. The only information I have is this policy of \$500, and it is said that an adjustment was made for the unexpired fire insurance premium to his credit, and this was sold in 1943. It seems very peculiar. Evidently it is not a new policy. However, that could be straightened out, I suppose, out there.

I, Torgaki,
CP, etc.

1 I am showing you a sketch made by the appraiser
2 of this property in which there are strawberries shown
3 here and here totalling .57 acres. Was there any other
4 place you had strawberries?

5 A. Here and all over here (indicating).

6 Q. They have raspberries here?

7 A. Yes.

8 Q. And they have here strawberries, new plants,
9 .35, and here they have point 18.

10 Now, was there any other place where there were
11 strawberries? You say 1 and 1/4 acres and according to
12 that there was just .57. I am wondering whether there was
13 any other place at which you had strawberries?

14 A. Where this line shows it should be 2 acres
15 here (indicating). Inside this line it should be two
16 acres.

17 Q. Well, there may be a difference in measure-
18 ments. Did you measure it, yourself?

19 A. The first year I was there I measured off
20 one acre. I am sure about that acre, and during the
21 next two or three years I just cleared other land
22 without actually measuring it.

23 Q. That is all, thank you.

24
25 RE-EXAMINATION BY MR. BIRVIN:

26 Q. The insurance agency from which you bought
27 insurance was the Tenable Insurance agency, 415 Powell
28 Street, Vancouver? A. Yes.

29 Q. Is that right? A. Yes.

30 Q. And the original policy which was issued to

I. Tsuyuki,
No. 42.

you for \$500. was No. 193342, of the Northwest Fire Insurance Company, but I understood you to say that you were not sure whether the other policy to which you have referred was issued by the Northwest Fire Insurance Company or by some other Company.

A. It was the same company.

Q. It was the same company?

A. Yes. The same man came to me, I suppose it was the same company.

THE SUB-COMMISSIONER: It may not have been. He says it was the same man came and so he assumes it was the same company, but, of course, agents are often agents for many different companies.

MR. BROWN: Q. Do you know the name of the agent?

A. No, I do not remember. He was a Japanese.

Q. I do not know whether you can read this. Here is a receipt "Tosaka Insurance agent, per--" something or other. That is just the bookkeeper. I guess that would not help us. A. I had the receipt for the premium for the \$5,000. policy at home and I have looked all over for it, but I cannot find it.

Q. How much did you pay for the premium?

A. The premium for the \$500. was \$15. and for the balance it was \$15; \$30., altogether.

Q. I have here a receipt for the \$10., but you could not find the other receipt. A. I will investigate even more at home and see if I can find it and if I can I will send it.

Q. Thank you.

THE SUB-COMMISSIONER: Q. Do you know how many
strawberry plants you got out?

A. No. It is a long time ago.

Q. I thought there might be so many plants to an
acre, which might give some idea.

MR. CHRISTIE: I tender as Exhibit 5 the Tax
Statement for the year 1942, in which the assessment is
made as \$200., and in the same exhibit Notice of Assess-
ment for the year 1943, "value of land improved, nothing"
and "finds this under 'WILL' 'WILL'."

(TAX STATEMENT, 1942, ASSESSMENT NOTICE, 1943,
MARKED EXHIBIT No. 5)

And finally I tender as Exhibit 6, the Real Prop-
erty Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT No. 6)

It is submitted that this land was sold at its
fair market value.

(PROCEEDINGS ADJOURNED SINCE DEED)

I hereby certify the foregoing to be a true
and accurate transcript of the proceedings
herein.

A. G. Vellach
A. G. Vellach,
Official Reporter.

I, H. A. Miller, Deputy Commissioner, appointed to
hear a Commission to investigate claims of
Japanese Canadians for property loss, do
certify the foregoing is a true copy of the
evidence heard on the within claim.

H. A. Miller
H. A. Miller,
Deputy Commissioner.

Name of Claimant

TSUTSUMI, Haro

Case 1303

Custodian File

9381

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					425.00	634.00				100.00
										634.00
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										734.00

January 8, 1951.

The Co-Operative Committee on Japanese Canadians,
Apartment 28,
94 Homewood Ave.,
Toronto 5, Ont.

Case 1303

Dear Sirs:

Re: Japanese Property Claims Commission

We have received from Mr. Itaro TSUYUKI, Opaatika,
Ontario, Letter of Authorization for Payment of Legal Fees to
the Co-Operative Committee in the sum of \$77.46.

As yet we have not received any signed Release
covering the amount of the award.

Will you please examine your records and let us know
when we may expect to receive this Release.

Yours truly,

F. G. Shears,
Director.

FGS/GH

9321

January 19th, 1951

Mr. Itaro TSUYUKI,
106 Riverside Drive,
Eapuskasing, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1303

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$ 734.08.

Cheque in your favour is enclosed for \$ 655.62
and we have paid the Co-Operative Committee .. \$ 77.46
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:BX
Encl.